



Arcadia Neighborhood Association
June 7, 2004

To: The Kalamazoo City Commission
From: Doug Williams, President, Arcadia Neighborhood Association

“Should the...Arboretum (PUD)...not materialize...”
(The 1998 Kalamazoo Comprehensive Land Use Plan)

Objective

City staff has recently engaged representatives of the City Planning Commission, WMU, and the Arcadia Neighborhood in a special subcommittee to reconcile disagreement about new development density in the West Side Study land use draft plan. In preparation for these deliberations, the Arcadia Neighborhood Association asks the City Commission to remind and encourage the City Planner and Planning Commissioners to uphold their previous commitments to (1) unified planning, (2) overall low density development, and (3) preservation of valuable open space on this property.

Citations from supporting documents

City Commission Minutes, July 27, 1998 (Review of the 1998 draft Comprehensive Plan)
“City Planner Chamberlain made one final comment clarifying the map and the property known as the Arboretum PUD. He said the text now read if the Arboretum PUD did not materialize, then the property should be developed with offices and mixed uses along Drake Road, low-to-medium density within the interior and preservation of eighty acres of open space on the east side. The intent of the Capital Committee was if the Arboretum did not materialize, that the Planning Commission should go back and reexamine that piece of property. Therefore, there would be a recommendation to the Planning Commission to clarify the intent of the Steering Committee. The recommendation would be: should the property commonly known as the Arboretum PUD not be developed as currently proposed, the Planning Commission should review and revise the Future Land Use Map for that area. The intent being that a development plan for the entire 183 acre site was preferred over piece-meal development.” (Author’s note: The Comprehensive Plan and Future Land Use Map were approved as recommended by the Steering Committee by a 5-1 vote and forwarded to the Planning Commission.)

Memo to the City Planning Commission from Jeffrey Chamberlain, City Planner, re: Comprehensive Plan Approval, July 31, 1998

“Staff Recommended Changes to the Comprehensive Plan. Attached to this memo is a table which outlines all of the changes that staff is recommending be made to the draft Comprehensive Plan text and Future Land Use Map. The changes deal mainly with typographical errors or changes which help clarify the intent of the text, the map, or the Steering Committee’s recommendations. In staff’s opinion, all of the changes are minor and none reflect a substantial change to the draft or any new concepts. Staff has not second guessed the recommendations of the Steering Committee and a great deal of deference has been given to their recommendations.”

(From the table of Staff Recommended Changes to the Draft Comprehensive Plan, page 4-21, recommendation #14 – new text): **“Should the present plans for developing the 183-acre Arboretum site not materialize, and should it then become available for alternative development, the Planning Commission should review and revise the Future Land Use Map for this area. The intent being that a development plan for the entire 183-acre site is preferred over piece-meal development. Furthermore, if the Future Land use Map is revised, it is the intent of this Comprehensive Plan that the overall housing density for the site be consistent with the low density housing category, that commercial or office uses be allowed along Drake Road, and that consideration be given to preserving approximately 80 acres including a large stand of Basswood trees and open land on the east side of the site.”**

Planning Commission Meeting Minutes, August 6, 1998

“(Mr. Chamberlain) noted that some issues have been raised regarding the Arboretum PUD which he feels warrant further exploration. For that reason, staff is requesting that the Planning Commission adopt the entire Comprehensive Plan with the recommended changes, except for the area shown on the Land Use Map for the Arboretum PUD. It is recommended that the Arboretum be left as it is shown on the 1981 Land Use Map for the next 90 days while staff investigates those issues. After the 90-day period, staff will return to the Planning Commission with a recommendation, and Amendment #1 could be made to the plan to incorporate whatever the Planning Commission decides.” (Author’s note: The Comprehensive Plan and Future Land Use Map with City staff/Steering Committee recommendations were adopted by a 6-0 vote with 3 abstentions.

Planning Commission Minutes, November 5, 1998

Under Old Business: “The firm of Langworthy/LeBlanc was hired to review the PUD ordinance and the issue of how the Arboretum should be shown on the map. Their opinion of the overall process is consistent with what staff has been following. They concurred that PUDs can be approved in phases and determined that it was not necessary for construction drawings to be submitted at the time of final approval; a final site plan is sufficient. They also determined that it is appropriate to show a PUD on the Land Use Map, but recommended that it not be shown on the map until construction has begun. Mr. Chamberlain stated that he agrees with that and therefore recommends that in regards to the Arboretum, the plan be left as it was adopted in August and amended after construction of the units has begun.” (Author’s note: No discussion or vote on this recommendation was recorded. The July 31, 1998 staff recommendation for alternative development of the Arboretum site was not reviewed.)